

**Questions on behalf of the NPPC regarding the
Greater North Park Community Plan Update Structure & Scope
(Mr 25, 2012)**

1. The City's Community Plan Process Manual (CPPM) requires an Existing Conditions report be prepared as the foundation for preparing updated Plan goals, objectives, and actions, and indicates that *"the Draft Existing Conditions report will be presented at a Public Workshop and to the NPPC."* **When is the Draft Existing Conditions report planned to be presented?**

In instances where a master consultant firm is hired to work on the update, an existing conditions document would be produced. However, in this case where City staff is the lead on the project we decided to forgo putting a document together and devote our effort to other aspects of the plan update. Early on in the process when Community Plan Update Advisory Committees (CPUAC) discussed various topics related to Land Use, Public Facilities, Recreation, etc. staff presented existing conditions info as it related to the specific topic of discussion. Instead of an existing conditions document a collection of demographic data, presentations, studies, transportation reports, and documented community efforts, maps, etc. that will be compiled and viewable online. We also have a transportation existing conditions document for all communities in the cluster update that is in the process of being reviewed by staff prior to being available to the public

2. **Will the Existing Conditions Report identify all relevant Greater North Park, neighborhood, and special district "legacy" plans and policies (e.g. land use, urban design, mobility, public facilities, historic designations, redevelopment, sustainability, etc)? Will it address how these existing planning documents will inform proposed new plans and policies?**¹

The existing conditions data that will be compiled will include the name of the study, a brief description, and link if available. We can indicate how the main ideas or recommendations of each study were incorporated as part of the description.

3. The CPPM calls for the preparation of a "Draft Outline for each Plan Element", and for "identification of sections (topics/issues) that will be included within each element early in the Plan's development process" (prior to drafting the plan). **Per your email, we understand that staff will bring the Draft Land Use and Zoning plans, as well as a Draft listing of proposed stand-alone GNPCPU Plan Elements and their respective goals, to the NPPC this May. Will the May presentation include an outline of the proposed sections within each Element? If not, when will a Draft outline of Element sections be available?**

We will be presenting just the draft proposed land use map to the community in May. Once we can finalize that we will begin working on the zoning which we will present at a later date. At the May meeting we can present several of the working draft outlines of CPU Elements including goals that we are considering at this time.

4. **Will the May presentation lay out a process and schedule for NPPC and general public feedback concerning the City's proposed Elements, goals, and sections?**

¹ (A listing of "Legacy Design Plans, Projects and Advisories" was previously developed and submitted to the City by NPPC Board member Roger Lewis. Also, in 2010, I prepared a comprehensive Community Profile for NPMS that encompasses Greater North Park as well as the NPMS BID district. While somewhat dated, this profile covers a broad range of "existing conditions" information, including planning and development guidelines, project histories, etc., that might be of interest. The Table of Contents for the GNP Community Profile is attached FYI and the Profile sections are available on the NPMS website. The Sustainable NPMS Plan is now complete and available from NPMS.)

We don't have a schedule for that at the moment, but we definitely want to provide the NPPC and the general public sufficient time to review drafts.

5. The CPPM calls for the Urban Design Element to include a "Distinct Neighborhoods" section describing neighborhood characteristics, identifying potential conservation areas, and providing design policies and guidelines (e.g. pedestrian improvements, streetscaping, landscaping, alleys, parking, building design). "Design Guidelines may be organized by area, neighborhood or as overall community guidelines." **Does the City plan to organize GNP Design Guidelines by area or neighborhood, or communitywide only?**

We are looking at communitywide design guidelines tailored to development or land use type; however we would develop neighborhood guidelines in association with the candidate conservation area.

6. The CPPM states "Community Plan Implementation Overlay Zones (CPIOZ) are an optional tool to provide additional design guidelines for potential village areas or commercial corridors. Coordination with the code update staff of DSD should begin early to identify if special zoning is needed to implement design recommendations." **Will the CPIOZ option be discussed as part of the land use/ zoning maps presentation in May? Are Overlay Zones currently envisioned?** (e.g. CPIOZ guidelines for areas and/or developments such as the NP Urban Village? NPMS BID? El Cajon Blvd BID? 30th Street corridor? Historic Courtyard Residential? Public Art District? Public Spaces/ Pocket Parks? Urban Agriculture?)

We will be considering the use of CPIOZ as it is a way to bring community plan objectives and design guidelines to bear on projects especially those processed ministerially. We will discuss CPIOZ and its use when we discuss zoning later in the fall.

7. The CPPM allows for the Economic Prosperity Element to be a "stand-alone element or part of the Land Use Element", and identifies topics to include: "commercial areas, industrial areas, business improvement, and other (eg redevelopment, employment, visitor services)." **We understand that Economic Prosperity will be a stand-alone element. There is virtually no CPPM guidance for development of an Economic Prosperity element, leaving one to wonder how broad or detailed the scope and proposed strategies will be. Consistent with Question #2, this leads us to ask will the NPPC receive an outline of proposed sections for the E.P. Element in May?**

We will have an outline of the Economic Prosperity Element (EPE) to present in May. The EPE as is discussed in the General Plan deals mainly with maintaining and promoting base sector industries, especially in those communities with industrial designated land and uses. So, the EPE may be discussed differently in other communities. In some communities it has been absorbed into the Land Use and Community Planning Element under the commercial land use discussion. Because North Park has a strong Business Improvement District we will want to work closely with the BID and community to develop the EPE respective to the context of North Park.

8. **Also, can you let us know what form of targeted outreach is planned, if any, related to Economic Prosperity Element strategies? For example, to local business owners, business associations, tenants, realtors, developers, and potential lenders/investors? to City partner resources such as Small Business Office, permitting, code enforcement, law enforcement? to other SD community resources such as the San Diego Arts Commission? Business assistance organizations?**

We will most likely want to initiate this once a draft of the EPE is released so that the public and North Park business community will have something to review.

Existing Greater North Park Community Plan Elements and Corresponding General Plan Elements

May 1, 2012

Existing 1988 Greater North Park Community Plan Elements	Corresponding 2008 General Plan Elements	Other Elements Considered and Suggested
Housing Element	Land Use & Community Planning Element (LUE)	
Commercial Element		
Transportation & Circulation Element	Mobility Element (ME)	
Urban Design Element	Urban Design Element (UDE)	Arts & Culture Element*
	Economic Prosperity Element (EPE)	
Community Facilities Element	Public Facilities, Services & Safety Element (PFSSE)	
Open Space Element	Recreation Element (RE)	
Park & Recreation Element		
Conservation Element	Conservation Element (CE)	Sustainability Element
	Noise Element (NE)	
Cultural & Heritage Resources Element	Historic Preservation Element (HPE)	Arts & Culture Element*

*- Can be a stand alone Element as with the Barrio Logan Community Plan Update.

Land Use and Community Planning Element DRAFT Outline

Introduction

Element Goals

- A distribution of land uses that provide for a range of goods and services, facilities, activities that will meet the needs of the Uptown Community
- A diversity of high quality and sustainable housing options. **(Housing Element Discussion 8/4/10)**
- High-quality development at medium to high densities, centrally located within the community, to form an attractive and vital central area focusing on El Cajon Boulevard and University Avenue and where there are developing nodes. **(Housing Element Discussion 8/4/10)**
- Appropriately located, attractive commercial and office facilities offering a wide variety of goods, services, and employment to benefit the entire community. **(Commercial Element Discussion 8/18/10)**
- Commercial and village areas that benefit from a sustainable level of residential density and mobility
- A network of protected open space and natural land forms

A. Village Areas

North Park Village Area(s) Map

Discussion

Policies & Recommendations

B. Community Land Uses

North Park Community Planned Land Use Map

Discussion

Policies & Recommendations

C. Housing

North Park Residential Densities Map

Discussion

Policies & Recommendations

D. Commercial Land Use

North Park Commercial Land Use Map

Discussion

Policies & Recommendations

E. Institutional Land Use

North Park Institutional Land Use Map

Discussion

Policies & Recommendations

F. Open Space

North Park Open Space Land Use Map

Discussion

Policies & Recommendations

Economic Prosperity Element DRAFT Outline

Introduction

Element Goals

- Vibrant and sustainable neighborhood commercial districts where residents work and purchase a significant share of their basic needs and services from within the community.
- Increased aggregate buying power in the community.
- A successful, home-grown culture & entertainment district that appeals to both residents and tourists.
- A regional reputation as an affordable location for creative business and a setting for a sustainable green economy

A. History

Discussion

Policies & Recommendations

B. Commercial Business Districts

Discussion

Policies & Recommendations

C. Commercial Employment

Discussion

Policies & Recommendations

D. Market Demand

Discussion

Policies & Recommendations

E. El Cajon Boulevard Commercial

Discussion

Policies & Recommendations

F. Commercial Corridors

Discussion

Policies & Recommendations

G. Commercial Office

Discussion

Policies & Recommendations

H. Industrial

Discussion

Policies & Recommendations

Conservation Element DRAFT OUTLINE

Purpose

Introduction

Element Goals

- A clean, healthy, equitable, and economically prosperous environment in which to live.
(Conservation Element Discussion 7/21/10—Revised Goal Points 1-5)
- North Park as a model of sustainability reflected through its economy, environment, and quality of life
- Enhancement and preservation of open space resources
- Development and protection of a sustainable urban forest in the North Park community
- Water conservation and reclamation practices in both new and existing development **(Conservation Element Discussion 7/21/10 – Revised objective)**

A. Climate Change

Discussion

Policies

B. Air Quality & Public Health

Discussion

Policies

C. Sustainable Development & Resource Management

Discussion

Policies

D. Water Resource Management

Discussion

Policies

E. Urban Forestry & Sustainable Landscape Design

Discussion

Policies

F. Open Space & Land Form Preservation

Discussion

Policies

G. Resource Protection & Biological Diversity

Discussion

Policies

H. Urban Runoff Management

Discussion

Policies